



### LEGEND

- CARPARK
- RETAIL OR BUSINESS AREA
- 1 BED UNIT (55m<sup>2</sup>)
- 2 BED UNIT (75-85m<sup>2</sup>)
- 3 BED UNIT (100-125m<sup>2</sup>)
- GREEN SPACE / COMMUNAL AREA
- P O S

Type - 01	200 m <sup>2</sup> ( box footprint)
WAREHOUSE + GARAGE	160 m <sup>2</sup>
RETAIL OR BUSINESS AREA	40 m <sup>2</sup>
MEZZANINE RESIDENTIAL	80 m <sup>2</sup>
TOTAL AREA	180 m <sup>2</sup>

Type - 02	80 m <sup>2</sup> ( box footprint)
WAREHOUSE + GARAGE	60 m <sup>2</sup>
RETAIL OR BUSINESS AREA	20 m <sup>2</sup>
MEZZANINE RESIDENTIAL	60 m <sup>2</sup>
TOTAL AREA	140 m <sup>2</sup>

Type - 03 & 04	250 m <sup>2</sup> ( box footprint)
WAREHOUSE + GARAGE	210 m <sup>2</sup>
RETAIL OR BUSINESS AREA	40 m <sup>2</sup>
MEZZANINE RESIDENTIAL	100 m <sup>2</sup>
TOTAL AREA	350 m <sup>2</sup>

Type	
Type - 01	12
Type - 02	50
Type - 03	1
Type - 04	1
TOTAL UNITS	64

PARKING	
RETAIL (REQ. 1/40m <sup>2</sup> )	39 SPACES
VISITORS (REQ. 0.5 PER DWELLING)	32 SPACES

Project **OLD SOUTHERN RD, STH NOWRA (REAR LOT)**

Project No. **2021- 19**

Drawing No. **SK-01** Issue **P2**

For **MOLNAR PROPERTY GROUP**

Title **CONCEPT SITE LAYOUT**

Scale **1:400 @ A1**  
**1:800 @ A3**

Date **JULY 2021**



This sketch has been prepared for indicative purposes only based on limited information. It does not purport to be a sketch upon which any prospective purchaser should rely.

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